DON'T PUT YOURSELF DEEPER IN DEBT.

These same lenders will tell you that lower monthly payments can save you money. What they don't tell you is that they're combining all your debt into a longer-term loan. So you end up paying out more money over a longer period of time.



DON'T PUT YOUR HOME AT RISK.

Many people don't realize that these loans are actually mortgages that use their house to secure the loan. If you can't pay, the lender can take your house from you as payment. That's one reason why the number of people losing their homes to foreclosures in the U.S. has tripled since 1980. **Don't let this happen to you.**

The Honorable James M. Baker, Mayor Louis L. Redding City/County Building 800 N. French Street, 9th Floor Wilmington, DE 19801-3537

Watch out for lending scams. Or you could lose your



DON'T BORROW TROUBLE.

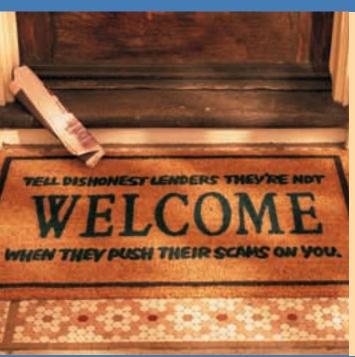






BE CAREFUL WHAT YOU SIGN.

Have you received a preapproved home loan in the mail? Have you seen TV ads for loans that will lower your bills? If you think these schemes will get collection agencies off your back, be careful. There are companies who may seem like they want to help you, but they may only make things worse.



SCAM LENDERS ARE OUT TO TRICK YOU.

In their ads, some lenders may promise low rates as bait to get you to sign on. Then at closing, or maybe six months later, they might switch you to a higher rate. They may also hide extra costs in the wording of their loans. Costs you may not be aware of and may not be able to pay back.

LET US SHOW YOU YOUR OPTIONS.

There are other ways to get out of debt. We can put you in touch with people who will tell you about the different choices you have and who will explain all your options. Options that won't put everything you've worked for at risk. The City of Wllmington is committed to helping homeowners keep their homes.



HELP IS FREE AND CONFIDENTIAL.

If you have a complaint against a lender or a mortgage broker, we recommend calling the Office of the State Bank Commissioner. They have a professional staff that will investigate your problem. They can get you answers about your questions and help you understand your rights. You may be entitled to compensation if you have been tricked or treated unfairly.

WHAT TO DO IF YOU NEED HELP OR WANT MORE INFORMATION:

Call the State Bank Commissioner at (302)-739-4235

State of Delaware, Office of the State Bank Commissioner

555 E. Loockerman Street, Suite 210

Dover, Delaware 19901 Telephone: (302) 739-4235

Fax: (302) 739-3609 or (302) 739-2356 (complaints)

Web: www.state.de.us/bank

In addition, the following community organizations can give you advice on how to deal with your specific problem:

Community Housing Inc.

613 Washington Street Wilmington, DE 19801 652-3991/652-3945 (Fax)

Delaware Community Reinvestment Action Council (DCRAC)

601 North Church Street Wilmington, DE 19801 1-877-825-0750 (toll-free)/654-5024/654-5046 (Fax)

Housing Opportunities of North Delaware Inc.

100 West 10th Street, Suite 1004 Wilmington, DE 19801 429-0794/429-0795 (Fax)

Interfaith Housing Delaware Inc.

2 South Augustine Street, Suite B Wilmington, DE 19804 995-7408/995-7459 (Fax)

Latin American Community Center

403 North Van Buren Street Wilmington, DE 19805 655-7338/655-7334 (Fax)

West End Neighborhood House Inc.

710 North Lincoln Street Wilmington, DE 19805 658-4171

YWCA Centers for Homeownership

233 North King Street Wilmington, DE 19801 888-7790/658-7547 (Fax)